



City of Santa Clara

**PLANNING COMMISSION  
MEETING AGENDA**

**Wednesday, August 29, 2012 – 7:00 P.M.**

**STUDY SESSION 6:00 P.M.**

**CITY COUNCIL CHAMBERS  
1500 Warburton Avenue  
Santa Clara, CA 95050**

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Please refer to the Planning Commission Procedural Items coversheet for information on all procedural matters.

*The Planning Commission Study Session on Findings  
Will be Held at 6:00 P.M. in the Council Chambers*

**ITEMS FOR COUNCIL ACTION**

The following items from this Planning Commission agenda will be scheduled for Council review following the conclusion of hearings and recommendations by the Planning Commission. Due to timing of notices for Council hearings and the preparation of Council agenda reports, these items will not necessarily be heard on the date the minutes from this meeting are forwarded to the Council. Please contact the Planning Division office for information on the schedule of hearings for these items:

- **Item #8.A.** File No.: PLN2012-0927, Location: 1043 Alviso - PD Rezoning

**1. PLEDGE OF ALLEGIANCE and INVOCATION**

**2. ROLL CALL**

**3. DISTRIBUTION OF AGENDA AND STAFF REPORTS**

Copies of current agendas and staff reports for each of the items on the agenda are available from the Planning Division office on the Friday afternoon preceding the meeting and are available at the Commission meeting at the time of the hearing.

**4. DECLARATION OF COMMISSION PROCEDURES**

**5. REQUESTS FOR EXCEPTIONS, WITHDRAWALS AND CONTINUANCES**

- A. Withdrawals
- B. Continuances without a hearing
- C. Exceptions (requests for agenda items to be taken out of order)

**6. ORAL PETITIONS/ ANNOUNCEMENTS AND COMMUNICATIONS**

Members of the public may briefly address the Commission on any item not on the agenda.

**7. CONSENT CALENDAR**

Consent Calendar items may be enacted, approved or adopted, based upon the findings prepared and provided in the written staff report, by one motion unless requested to be removed by anyone for discussion or explanation. If any member of the Planning Commission,

staff, the applicant or a member of the public wishes to comment on a Consent Calendar item, or would like the item to be heard on the regular agenda, please notify Planning staff, or request this action at the Planning Commission meeting when the Chair calls for these requests during the Consent Calendar review. Items listed on the Consent Calendar with associated file numbers constitute Public Hearing items.

**7.A.** Planning Commission Minutes of August 1, 2012

**7.B.** Planning Commission Calendar of Meetings for 2013

**7.C. File No.(s):** **PLN2011-08837**  
**Location:** 2725 El Camino Real, Suite #107, APN: 216-01-040, a 3,962 square foot tenant space within an existing retail commercial shopping center located 550 feet east of the intersection of Bowers Avenue and Kiely Blvd., zoned Thoroughfare Commercial (CT)  
**Applicant:** Kimberly Kim  
**Owner:** James L. Samnet  
**Request:** **Six Month Review of Approved Use Permit Amendment** allowing full service alcoholic beverages in conjunction with a previously approved music and karaoke studio and full service restaurant.  
**CEQA Determination:** Exempt, Section 15301, Class 1  
**Project Planner:** Payal Bhagat, Assistant Planner II  
**Staff Recommendation:** **Note and File Status Report**

**7.D. File No.(s):** **PLN2011-08973**  
**Location:** 3438 El Camino Real, APN: 290-01-136 et al, a 7.38 acre site at the southeast corner of El Camino Real and Lawrence Expressway, zoned Thoroughfare Commercial (CT)  
**Applicant:** Big Panda, Inc./Daniel Hwang  
**Owner:** Rancho Retail Associates  
**Request:** **Use Permit Amendment** allowing for a restaurant with beer and wine service, to include full liquor service in conjunction with food service (Change from Type 41 ABC License to Type 47 ABC License)  
**CEQA Determination:** Exempt, Section 15301, Class 1  
**Project Planner:** Debby Fernandez, Associate Planner  
**Staff Recommendation:** **Approve**, subject to conditions

**7.E. File No.(s):** **PLN2012-09316**  
**Location:** 2961 El Camino Real, APN: 220-31-075 & 220-32-056, a 2,710 square foot tenant space within an existing auto retail commercial use located on the north side of El Camino Real, approximately 710 feet west of Bowers Avenue, zoned Thoroughfare Commercial (CT)  
**Applicant:** Subbu Gundapaneni  
**Owner:** NN Investors LLC  
**Request:** **Use Permit** to allow beer and wine service at an existing restaurant  
**CEQA Determination:** Categorically exempt per CEQA Guideline 15301  
**Project Planner:** Marge Sung, Associate Planner, and Greg Qwan, Planning Intern  
**Staff Recommendation:** **Approve**, subject to conditions

**7.F. File No.(s):** **PLN2012-09320**  
**Location:** 3548 Homestead Road, APN: 293-02-034, 028, 029, 030, 031, 032, 033, and 021, a 1,340square foot tenant space within an existing retail shopping center located on the southeast corner of Homestead Road and Lawrence Expressway, zoned Community Commercial (CC)  
**Applicant:** Masahiko Oshima  
**Owner:** Marchese Family Properties  
**Request:** **Use Permit** to allow beer and wine service at a new restaurant and increase in seating from 21 seats to 43 indoor seats  
**CEQA Determination:** Categorically exempt per CEQA Guideline15301  
**Project Planner:** Marge Sung, Associate Planner, and Greg Qwan, Planning Intern  
**Staff Recommendation:** **Approve**, subject to conditions

\*\*\*\*\***END OF CONSENT CALENDAR**\*\*\*\*\*

**8. PUBLIC HEARING ITEMS**

**8.A. File No.(s):** **PLN2011-08955 / CEQ2011-01129 (Santa Clara University Art / Art History Building Project)**  
**Location:** 1043 Alviso Street, APN: 269-23-046 and 083, a 2.21 acre project site comprised of two parcels that make up the majority of the city block defined by Benton Street to the north, The Alameda to the east, Franklin Street to the south, and Alviso Street to the west and that include building site addresses: 1043, 1045, 1065, 1071 and 1073 Alviso Street; 724, 734 and 770 Benton Street; and 735, 741, 743, 755 and 773 Franklin Street; Properties zoned Downtown Commercial (CD) and Public (B)  
**Applicant:** Steve Brodie, Master Program Management  
**Owner:** Santa Clara University  
**Request:** **Review of the Environmental Impact Report; Rezone from Downtown Commercial and Public (B) to Planned Development (PD)** to construct a three-story, 44,111 square foot Art and Art History Building and four level parking garage containing 383 parking spaces as part of the expansion of the Santa Clara University campus; in conjunction with the demolition of 11 existing buildings, including up to three historic structures  
**CEQA Determination:** Environmental Impact Report (EIR)  
**Project Planner:** Debby Fernandez, Associate Planner  
**Staff Recommendation:** **Recommend City Council Certification of EIR and Approval of Modified Project Design**

**8.B. File No.(s):** **PLN2012-09137**  
**Location:** 3740 El Camino Real, APN: 313-06-003;  
a 66 acre site at the southwest corner of El Camino  
Real and Halford Avenue, zoned Community  
Commercial (CC)  
**Applicant:** Ron Jacobs  
**Owner:** Salkhi Family Trust  
**Request:** **Use Permit Amendment** to allow off-sale beer and  
wine sales and a new self service car wash facility at  
an existing gasoline station and convenience store  
**CEQA Determination:** Exempt, Section 15301, Class 1  
**Project Planner:** Payal Bhagat, Assistant Planner II  
**Staff Recommendation:** **Approve**, subject to conditions

## 9. OTHER BUSINESS

### 9.A. Commission Procedures and Staff Communications

- i. **Announcements/Other Items**
- ii. **Report of the Director of Planning and Inspection**
  - City Council Action
- iii. **Commission/Board Liaison and Committee Reports**
  - Architectural Committee: Commissioners Stattenfield and Costa
  - Station Area Plan: Commissioner Champeny
  - General Plan sub-Committee: Commissioners Champeny and O'Neill
- iv. **Commission Activities**
  - Commissioner Travel and Training Reports
  - Recognition Dinner for Commissioners Marine and Mayer
- v. **Upcoming agenda items**
  - Planning Commission Procedures

## 10. ADJOURNMENT

Adjourn. The next regular Planning Commission meeting will be held on Wednesday, September 26, 2012, at 7:00 p.m.

Prepared by: *Gloria Sciara* Approved by: *Kevin L. Riley*  
Gloria Sciara, AICP Kevin L. Riley  
Development Review Officer Director of Planning & Inspection